

Lakefront Development Advisory Commission

Report of Recommendation of the Lakefront Development Advisory Commission

Milwaukee Art Museum Addition

The Recommendation. At its Apr 24, 2013 meeting the Lakefront Development Advisory Commission passed by an unanimous vote of its voting members present a resolution recommending approval of the proposed Milwaukee Art Museum Addition.

The Commission's purpose. The Lakefront Development Advisory Commission's purpose is to apply the criteria that have been approved by Milwaukee County and the City of Milwaukee and make nonbinding recommendations to the County, City and/or the State respecting whether a development proposal for the Lakefront should be approved. In order to accommodate consideration of its recommendations, the Commission is to issue a report that provides the basis for its recommendation. Such a report should include the Commission's understanding of the facts and record the vote of each member on the recommendation.

Commission consideration of the proposal. The Milwaukee Art Museum submitted a Request for Review of the proposal that was made available to the public. It was posted on the LDAC website. The Commission sought public comment on the matter. No comments were received prior to the hearing. At its Apr 24, 2013 meeting in the Miller Room at O'Donnell Park the Commission held a public hearing with representatives of the Milwaukee Art Museum. The Commission decided that it would hold the hearing and consider and vote on its recommendation at the conclusion of the public hearing if no significant opposition or new information was presented. The members of LDAC present were Chairman Bill Lynch, Gerry Broderick, Lauri Gorton, Henry Hamilton III, Nik Kovac, Rocky Marcoux, Kurt Mihelich, David Radtke AWB, Katie Pritchard, Teig Whaley-Smith.

Dan Keegan, executive director, Kenneth C. Krei, board president, Brady Roberts, chief curator, and James Shields, FAIA, architect, presented on behalf of the Milwaukee Art Museum.

General Project Description: The Milwaukee Art Museum proposes to construct an 8,000 sq ft atrium addition to the east façade of the Kahler addition of the Museum. The atrium will serve a five-fold purpose: 1) provide Lake Walk access into the Museum through the Kahler addition 2) add required environmental protection for the art by creating a daylight buffer zone that does not now exist at the east end of the Kahler addition 3) create public space for enjoying the lake views and vistas of the lakefront 4) provide War Memorial/Fitch Plaza stair and elevator access to the Lake Walk and Museum and from Lake level to the Mason Street level, and, 5) correct the existing condition of the failed glass east façade and leaking foundation.

The atrium addition, estimated to cost \$5 million, is part of a larger renovation and repair

project that includes a complete reinstallation of the Museum's collections, the enclosure of an open and unused sculpture court in the Kahler addition, converting it to gallery space, and resulting in a green roof garden element addition to Fitch Plaza; and \$10 million in County funding to cover deferred maintenance repairs to the War Memorial.

The complete comprehensive project is estimated to cost a total of \$25 million with \$15 million provided by the Museum and \$10 million provided by the County.

The project complies with the LDAC criteria.

This project follows the criteria set forth for evaluation of the lakefront development:

1. Conform to the current laws and regulations. It conforms.
2. Conform to the Public Trust Doctrine. The plans appeared to be in conformance with the Public Trust Doctrine as it is an improvement to a building currently being used for the same purpose, a purpose consistent with the Public Trust Doctrine.
3. Encourage active and passive recreation. Besides promoting art appreciation and education as a form of recreation, the plaza east of the building will encourage use for recreation purposes.
4. Preserve and protect the scenic and natural beauty of the lakefront. The building addition will greatly improve aesthetics of the east facade as well improve views of the lake and the Calatrava addition from inside the Museum.
5. Access to the lakefront. The project goes to great lengths to improve access to the lakefront correcting major barriers that exist today. Two stairways and an elevator will encourage pedestrians to transition from the lakefront grade to the downtown grade of the green roof and plaza.
6. Recognize the unique opportunities of different parts of the lakefront and allow only projects that must be at the lakefront. Views of the Museum on Milwaukee's lakefront are literally iconic. It's Milwaukee's Eiffel tower.
7. Need for public funds. The funding plan is described above and very feasible.

After the presentations, John Lunz, chairman of Preserve our Parks and several other people voiced their support of the project. Lunz and Chairman Lynch voiced a concern about ongoing parking issues on the north side of the museum, including overflow parking on the grass. The parking is operated by the War Memorial. The commission agreed that it was a separate issue, but one worth addressing at a later opportunity.

The notice for the hearing indicated the Commission might consider taking action on a

recommendation at the meeting if no significant opposition or new information was presented at the hearing. No opposition was presented. The Museum's presentation provided more detail and confirmed information in its request for review. Commissioners complimented the Museum on its complete and responsive request.

Commission action.

Ald. Nik Kovac moved to suspend procedures so that the Lakefront Development Advisory Commission make a recommendation at the same meeting as the public hearing. David Radtke, seconded. Unanimous approval.

Commission action. Teig Whaley-Smith moved that the Lakefront Development Advisory Commission recommend approval of this project to the City of Milwaukee, Milwaukee County and the Department of Natural Resources for meeting the criteria described above. David Radtke, seconded.

The vote yea was unanimous to approve the motion.

CONCLUSION

The Lakefront Development Advisory Commission recommends approval of Milwaukee Art Museum's proposal for the addition and improvements to the museum on the lakefront.

Respectfully submitted on behalf of LDAC,

William H. Lynch
Chairman

WHL/mjm